



Environmental Protection Authority

s.48A Referrals

Title: Shire of Carnarvon Local Planning Scheme 13 Amendment 11

Location: Lots 137, 802, 912, 913, and 914 - 'Gnaraloo Homestead Tourism Node'

Description: The amendment proposes several changes, including rezoning Lots 137 and 802 from 'Local Distributor Road' and 'Rural', and Lots 912, 913 and 914 from 'Foreshore' to the 'Tourism' zone, respectively. Lots 802, 912, 913 and 914 will be inserted in 'Restricted Use No. 9' in 'Schedule 3 – Restricted Uses' of the scheme text.

Ref ID: APP-0030710 / REC-0001747

Date Received: 22/08/2025 **Date Sufficient Information Received:** 20/11/2025

Responsible Authority: Shire of Carnarvon

Contact: Stefan Louw

Preliminary Environmental Factors: Coastal processes, Marine fauna, Marine environmental quality, Inland waters, Social surroundings

Potential Significant Effects: Future expansion and development of 'Tourism' land uses may result in impacts to marine turtle and migratory shorebird colonies from light spill / glow and increased risk of uncontrolled foreshore access, impacts to water quality from onsite wastewater treatment, and erosion (from future sea level rise). Implementation of the amendment may also impact upon culturally significant Aboriginal land.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts to the above environmental factors can be managed and mitigated through existing scheme text and consistency of future 'Tourism' land uses with relevant policy, guidelines and legislation. EPA advice is provided recommending further measures to manage and mitigate potential impacts to environmental values, and the EPA expects that its advice is implemented.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given (Not Appealable).**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date: 12 December 2025